

**CITY OF LODI
INFORMAL INFORMATIONAL MEETING
"SHIRTSLEEVE" SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, APRIL 18, 2006**

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, April 18, 2006, commencing at 7:01 a.m.

A. ROLL CALL

Present: Council Members – Beckman, Hansen, Johnson, Mounce, and Mayor Hitchcock

Absent: Council Members – None

Also Present: City Manager King, City Attorney Schwabauer, and Deputy City Clerk Perrin

B. TOPIC(S)

B-1 "Discuss 'Project Opportunity,' a review of City-owned property, its use, and productivity"

City Manager King stated that the City of Lodi owns over 1,400 acres (most of which is at the White Slough Water Pollution Control Facility) and 118 parcels throughout the City. In reviewing the City's real estate assets, staff looked at the properties that deliver service to the public (i.e. fire stations, parks, etc.), as well as other properties that may not have a specific purpose or that may not be developed for a period of time.

Fire Chief Pretz reported that this property survey (filed) is an outgrowth of the City Manager's work plan, which should be reviewed to determine if properties are at their most productive use, if changes are necessary, or whether the City should continue to own the property or sell it and use the proceeds to further the City's agenda on a number of projects. Chief Pretz reviewed the top 11 properties as identified by staff.

1119 – 1120 Awani Drive – This property was an old city dump, which was originally owned by the City, sold, and then re-purchased by the City. An environmental review is necessary in order to determine what is on the property and whether or not it may be developed.

Mayor Pro Tempore Johnson commented that, when the Parks and Recreation Master Plan was discussed, this property was considered to be another access point to the river, and it was vehemently fought by the neighbors.

2 E. Lodi Avenue – This is the Maple Square property, which has future plans for the front-end of the right of way to be part of the under or overpass over the railroad tracks. The possibility exists to sell off or otherwise develop the back half of that acreage, which is approximately 0.62 acres.

22 E. Locust Street and 111 N. Stockton Street – These properties were acquired as part of the proposed indoor sports complex and, with the creation of the Grape Bowl Ad Hoc Committee, may be better suited to go onto or be built in conjunction with the Grape Bowl property. Additionally, the City has not yet acquired all of the necessary properties required for the sports complex.

100 E. Pine Street – This is the New Shanghai building, which currently houses Lodi Adopt-A-Child. This is an appropriate use for the property; however, there may be a better place to house Adopt-A-Child (e.g. the parking structure) in order to turn this facility into a different type of rental space.

275 Culbertson Drive – This is a 1.13-acre property for a future neighborhood park; however, it has great potential for other uses.

500 S. Guild – This 9-acre site was considered as a possible location for the new animal shelter and Electric Utility headquarters. It would appear that this project will not be developed in the near future and is an asset that is not being used.

City Manager King stated that this 9-acre property would be the site to seriously consider whether or not the City uses it for generation of cash. The prospect of developing this property for Electric Utility purposes is not anticipated in the near future, and it presents the least amount of challenges of all the properties. During the budget process, staff will present issues associated with Electric Utility that the City continues to struggle with.

Council Member Hansen stated that, when the City was in a better financial condition, the animal shelter was the number one priority on the capital projects list. The cost of the animal shelter was reduced because the City had the land for it. He expressed concern about selling the property and suggested that the City hold onto a couple of acres for the future animal shelter, to which Mr. King replied that the City could easily do so and still be able to generate interest in the development community.

705 E. Lodi Avenue – This 1.01-acre site is where Fire Station 2 is currently located. Chief Pretz explained the “triple flip” concept that involves the San Joaquin County Mosquito and Vector Control District, which presently has a lease at White Slough that it would like enhanced. In order to do that, the Mosquito District would abandon or trade its long-term lease at White Slough for the property it owns on Beckman Road. The City would make the swap and sell the Fire Station 2 property to the highest bidder, using the money to offset costs of rebuilding Fire Station 2 on the Beckman Road property.

Council Member Mounce expressed support for this concept as it would solve a number of problems facing the City.

In response to Council Member Hansen, Public Works Director Prima explained that the property leased by the Mosquito District is south of the plant and consists of a series of small ponds used to raise mosquito fish, in addition to a small trailer used as an office. The Mosquito District is interested in a long-term lease and in developing the property to be similar to that on the Beckman Road site. The City cannot sell the land as it would have to de-annex it. The proposal does not conflict or overlap with the potential future power generation plant.

Mayor Pro Tempore Johnson stated that this idea is worth being explored; however, he stated that he would like to see profits from the sale of property also be reserved for the Parks and Recreation Department, which has been struggling for years.

Mayor Hitchcock questioned if any of the park properties were purchased with impact fees, because if they are not used for parks, the City should reimburse those impact fees.

City Manager King responded that there are surplus procedures in place. If the Council declares property as surplus, the Planning Commission has to concur that the surplus procedure would be consistent with the General Plan. Typically, the City would obtain an appraisal for the property and, with the exception of park land, make the land available at market price for development of low-income housing or for park purposes. If there is no interest in buying the property at the appraised price, it would then be put out for a formal bid process. Land originally dedicated as park land is different, because the City is primarily obligated to find replacement park land, for which there are specific procedures.

In reply to Mayor Hitchcock, City Attorney Schwabauer stated that impact fees can only be used for items within the impact fee program and would need to be returned.

903 W. Turner Road – This parcel is 12.75 acres of undeveloped area west of Lodi Lake. It is used occasionally as a parking lot, but it was purchased as part of a grant for future expansion of Lodi Lake and the properties surrounding it.

Mayor Pro Tempore Johnson questioned what the time line is in looking at this list of properties, to which Chief Pretz responded that a reasonable time frame would be 20 years; however, due to the City's financial constraints, it might be more realistic to forecast out 5 years. Mr. Johnson suggested that the City revisit the capital projects "wish list" to determine what is current, timely, and needed. In regard to the Turner Road property, Mr. Johnson cautioned that it be studied carefully, as the loss of land would prevent future expansion of the Lake. He suggested that future development agreements or a partial sale of the property could help fund enhancements needed at Lodi Lake.

City Manager King stated that the City could lease two or three acres of this property for commercial development for a longer period of time, and the revenue from that lease could be dedicated to the maintenance of Lodi Lake. Future City Councils would still have the asset to develop and expand.

In response to the 2229 Tienda Drive property, which is 8.03 acres of undeveloped park, Mr. Johnson stated that this property was a gift from the Roget Family to be used for park purposes. He questioned if the property would be returned to the Roget Family if it was not used for park purposes, to which City Attorney Schwabauer responded that he was unsure whether or not the Roget Family restricted the gift in that way; however, he would look into the matter.

Chief Pretz added that there is a portion of the Roget property that the City used impact fees to purchase, and any disposition would not necessarily involve the gifted portion.

Century Boulevard at Stockton Street – This area is a right of way and has been difficult to maintain. A portion of it is a future right of way for Century Boulevard crossing the railroad tracks; although, it is unknown when this will occur.

In response to Mayor Pro Tempore Johnson, Mr. Prima responded that the plan is to have Century Boulevard run as an east-west thoroughfare; however, it is unlikely that it will be extended through as an at-grade crossing. The railroads oppose at-grade crossings on a main-line track, and the California Public Utilities Commission is very reluctant to approve it.

Mayor Hitchcock questioned what the plan was for the property on Lockeford Street, which was not on staff's condensed list, as it was purchased with no plan in mind.

Chief Pretz responded that, in earlier discussions, the area from Turner Road south to Lockeford Street, between Stockton Street and an eastern boundary, was included as one large parcel. It was decided not to include it on the list because the Grape Bowl Ad Hoc Committee is currently reviewing options for the area.

Mayor Hitchcock expressed her preference that, if Council is going to consider selling properties, it should review the entire list, and the area surrounding the Grape Bowl should be included in the discussions.

Chief Pretz stated that Council also has redevelopment options, without eminent domain, as a means to acquire needed property.

The San Joaquin Council of Governments Multi-Species Habitat Conservation and Open Space Technical Advisory Committee approached staff about the concept of conservation easements. There are 400 to 500 acres in the southern boundary of White Slough, which the City could sell the easement rights to and allow for the land to be kept under its current use in perpetuity (i.e. the City could not develop it).

Council Member Hansen stated that the county is in desperate need to meet certain requirements in terms of endangered species, and selling the easement rights to the county would generate significant revenue for the City. There are a lot of ramifications that would need to be examined, and he hoped that this could be done without jeopardizing the future of White Slough.

Mayor Pro Tempore Johnson requested that Council be provided with information on the possible costs and how the figure of \$10,000 per acre compares with what others are paying elsewhere.

Council Member Beckman stated that for the last two years he has attended the San Joaquin Council of Governments Multi-Species Habitat Conservation and Open Space Technical Advisory Committee meetings, and he was shocked to see the \$10,000 figure, because it was very high compared to other easements it has purchased. In 20 years, easements will be as high as \$30,000 per acre. Mr. Beckman stated he would be in favor of this; however, he would like a very clear understanding of how long the City will be able to discharge effluent on land. If the state suddenly puts restrictions on discharging, the City will own a large piece of land that it cannot use, and once those easements are in place, it cannot be undone.

Council Member Mounce questioned if the developers of the Lowe's project purchased and set aside land as part of its mitigation plan and, if so, where it is located.

City Attorney Schwabauer stated that one of the stipulations in the settlement agreement with Lodi First was that it would be "prime agricultural land"; however, the area immediately surrounding Lodi did not fit the statutory definition, and Lowe's purchased the land south of Elk Grove.

Mayor Hitchcock stated that she preferred the City property list to be all of those that are not being utilized for their intended purpose, including the source of money that paid for them to help determine if there are gifts, donations, or restrictions.

Council Member Hansen preferred that the matter not be revisited until the City has funding to build the capital projects on the "wish list."

C. COMMENTS BY THE PUBLIC ON NON-AGENDA ITEMS

None.

D. ADJOURNMENT

No action was taken by the City Council. The meeting was adjourned at 8:25 a.m.

ATTEST:

Jennifer M. Perrin
Deputy City Clerk



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Discuss *Project Opportunity*; A Review of City-Owned Property, its Use and Productivity

MEETING DATE: April 18, 2006

PREPARED BY: Michael E. Pretz, Fire Chief and Blair King, City Manager

RECOMMENDED ACTION: Review the use and productivity of the City's real estate portfolio to ensure an appropriate return is being realized in public services or financially; and, discuss potential use, development, or disposition of identified underutilized property.

BACKGROUND INFORMATION: The City of Lodi is a large property owner. Staff has conducted a preliminary review to identify City property that could be considered under-utilized. The City of Lodi owns 118 parcels ranging in size from .01 acres to over 1,000 acres for a total real estate portfolio of 1,400 acres (for the sake of comparison, General Mills owns 75 acres in Lodi). The majority of these parcels include parks, pump stations, electric utility sub-stations, fire stations and miscellaneous properties used in conducting City business. (See attached inventory list.) This real estate represents a significant investment in public assets. The City Council and staff have a fiduciary responsibility to ensure that real property assets are serving the best interest of the public.

An important constituent of providing City services is City ownership of real estate. However, publicly-owned property is not taxed, (unless a tenant pays possessory interest tax or a utility pays an in-lieu tax), and is typically "dead weight" on the tax roles. In some cases, the City properties are serving a public benefit by housing a community program or service. In those cases, the Council may want to verify that this is consistent with the Council desires. Also, there are properties being banked for a future use. The Council should re-affirm the use for which the property is being banked, check the time horizon or practicality of development and confirm its desire to bank the property or explore temporary uses.

APPROVED:

Blair King, City Manager

City staff has reviewed City-owned property and has identified several parcels that could be looked at more closely and/or concepts that deserve more scrutiny. The following 11 properties have been identified for initial review at the Shirtsleeve session; they are intended to initiate the discussion:

<u>Address</u>	<u>Parcel Size</u>	<u>Parcel Description</u>
1. 1119-1120 Awani Drive	3.65 acres - vacant	The property is an old city dump site and will need an environmental review in order to determine proper disposition.
2. 2 East Lodi Avenue	0.62 acres	Currently Leased
3. 22 East Locust Street	0.79 acres	Acquired as part of the Indoor Sports Arena.
4. 100 East Pine Street	0.31 acres	New Shanghi Building - currently houses Adopt-A-Child offices.
5. 275 Culbertson Drive	1.13 acres	Neighborhood Park
6. 500 South Guild Avenue	9.09 acres	Future EUD/Animal Shelter
7. 705 East Lodi Avenue	1.01 acres	Fire Station #2
8. 903 West Turner Road	12.75 acres	Undeveloped area west of Lodi Lake.
9. 2229 Tienda Drive	8.03 acres	Undeveloped Park
10. Century Blvd. at Stockton St.	3.06 acres	Century Park Right of Way
11. 111 N. Stockton St.	0.62 acres	Parks and Recreation Annex

This listing is not exhaustive and staff will continue to review all properties from the full property list to provide Council a more comprehensive report of property utilization.

CONCEPTS:

Part and parcel of examining the productivity of our real estate assets is looking at concepts for leveraging the city holdings to improve services or increase revenues or improve the tax base. The following are concepts intended to maximize the value of the city's assets.

Accepting Conservation Easements at White Slough:

An intriguing idea concerning the ability of the City to use White Slough property for future conservation easements is currently being researched. The San Joaquin COG Multi-Species Habitat Conservation and Open Space Technical Advisory Committee have inquired into the City's interest to sell development easements to the San Joaquin Council of Governments for White Slough agriculture land. Staff will continue research and discussion with the technical Advisory Committee.

Fire Station Two Triple Flip:

In addition to the conservation easements discussion, City staff members have been involved in informal and indirect conversations with Mosquito and Vector Control District personnel to consider a possible land swap of their Beckman Road property for additional property at White Slough. The District already leases property at White Slough. The Beckman Road property is well situated for relocating Fire Station #2. The current Fire Station #2 site would then be sold to pay for a new Fire Station.

Downtown Hotel Feasibility:

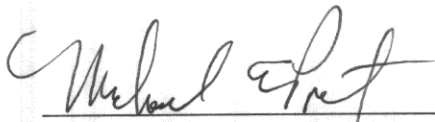
City staff is continuing evaluation of specific City-owned downtown properties as possible sites for a downtown hotel. A Shirtsleeve presentation is proposed within the next two months to discuss this concept.

FISCAL IMPACT: Undetermined revenues could be realized depending upon Council direction. For example, if the City were to sell development rights on 500 acres at White Slough for \$10,000 per acre in exchange for conservation easements, the City could realize \$5 million in revenue. (A conservation easement is a public easement that limits the development of the property. If it is the City's intention to not develop the property there is little risk from this type of transaction.)

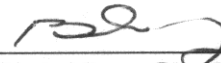
Another example would be that a new 75-room high-end hotel on City-owned property could potentially bring in \$150,000 - \$200,000 annually in new Transient Occupancy Tax revenue, plus possessory interest tax, and new sales tax. In addition to these direct revenues, there would be a ripple effect resulting in derivative revenues to the City and other businesses in the downtown.

However, these fiscal impacts are unknown and merely speculative.

FUNDING: Not Applicable



Michael E. Pretz, Fire Chief



Blair King, City Manager

Attachment

City Owned Parcels

APN	Num.	Dir	Street	Str.	Acres	Actual City Use
01523013	2101	W	TURNER	RD	1.81	McLane Substation, Well 7
01523015	903	W	TURNER	RD	12.75	Lodi Lake (westside)
01548013	1036		WOODHAVEN	LN	0.02	Sewer Lift Station
01553056	2735	W	TURNER	RD	4.66	Katzakian Park
02704036	619	S	LOWER SAC	RD	0.01	future Tokay St. R/W
02710101	520	S	LOWER SAC	RD	0.14	Well 13
02714030	356	S	SHADY ACRES	DR	0.13	Well 9, Shady Acres SD Pump Station
02726008	2204		GRENOBLE	DR	0.10	Pedestrian Walkway
02731010	2017	W	VINE	ST	0.14	Well 17
02741004	2229		TIENDA	DR	8.03	Roget Park
02908206	401	N	MILLS	AV	0.14	Well 5
02917010	831	N	LOWER SAC	RD	0.07	Well 15
02921052	180	N	LOWER SAC	RD	0.55	Fire Station 4
02938011	0				20.94	Petersen Park, E-Basin, Sewer Lift Sta.
02941002	2206	W	OXFORD	WY	13.15	Glaves Park, B-1 Basin, Well 14
02952043	144		BOXWOOD	CT	0.04	Pedestrian Walkway @ LSR/WID
03104004	1426	W	CARDINAL	ST	2.37	Kofu Park (Northwest por.)
03104021	1145	S	HAM	LN	21.49	Kofu Park, Municipal Service Center
03104024	2000		TIENDA	DR	0.05	Sewer Lift Station
03114035	503	W	VINE	ST	0.18	Legion Park (Southeast por.)
03304022	1824	W	TOKAY	ST	11.99	Vinewood Park, B-2 Basin
03308043	835	S	HUTCHINS	ST	5.52	Legion Park (North por.)
03517408	1324		HOLLY	DR	0.27	Candy Cane Park
03719025	125	S	HUTCHINS	ST	10.08	Hutchins Street Square, Well 3
03721014	11	N	HUTCHINS	ST	1.87	Emerson Park
03727016	303	W	ELM	ST	0.23	Police Bldg. (portion)
03727038	310	W	ELM	ST	0.97	Public Parking Lot, Court 1
03727046	215	W	ELM	ST	0.66	Police Bldg. (portion)
03728015	305	W	PINE	ST	0.39	Carnegie Forum
03902010	1101	W	TURNER	RD	0.71	Lodi Lake (along Laurel Ave.)
03910020	0				51.88	Lodi Lake
03938028	838	N	HAM	LN	0.10	Pedestrian Walkway
04111018	600	N	PLEASANT	AV	0.98	VanBuskirk Park
04116405	13	E	PEFORCE	AV	0.05	Alley
04122002	217	E	LOCKEFORD	ST	1.36	Parking Lot, Vacant (S/Armory)
04123039	333	N	WASHINGTON	ST	3.17	Armory Park, Armory
04124027	221	E	LAWRENCE	AV	15.24	Grape Bowl
04124028	350	N	WASHINGTON	ST	10.20	Lawrence Park, Zupo Field
04124041	401	N	STOCKTON	ST	7.53	Softball Complex
04125038	1119		AWANI	DR	3.00	Scenic Overlook (por.)
04131055	407	E	TURNER	RD	0.05	Sewer Lift Station
04141001	1120		AWANI	DR	0.65	Scenic Overlook (por.)
04146039	412		YOKUTS	DR	0.04	Sewer Lift Station Access
04302109	201	W	LOCUST	ST	1.25	Library
04302213	215	W	ELM	ST	1.01	Police Bldg. (portion)
04302302	114	W	LOCKEFORD	ST	0.01	Well 2
04302610	11	W	ELM	ST	0.20	Public Parking Lot (Portion)
04302612	17	W	ELM	ST	0.16	Public Parking Lot (Portion)
04303109	210	W	ELM	ST	1.50	Public Safety Bldg., Parking Lot
04303111	221	W	PINE	ST	1.50	City Hall, Parking Lot
04303401	10	S	CHURCH	ST	0.43	Downtown Parking Lot #1 (por.)
04303409	30	S	CHURCH	ST	0.31	Downtown Parking Lot #2
04303707	50	N	SACRAMENTO	ST	1.32	Lodi Station Parking Structure
04303708	1	S	SACRAMENTO	ST	1.00	Lodi Station (por.)

City Owned Parcels

APN	Num.	Dir	Street	Str.	Acres	Actual City Use
04303709	24	S	SACRAMENTO	ST	1.91	Lodi Station (por.)
04304304	114	W	OAK	ST	0.31	Downtown Parking Lot #3
04304313	117	W	WALNUT	ST	0.25	Downtown Parking Lot #4 (por.)
04304314	140	S	CHURCH	ST	0.13	Downtown Parking Lot #4 (por.)
04304315	120	S	CHURCH	ST	0.07	Downtown Parking Lot #4 (por.)
04304411	219	S	SCHOOL	ST	0.04	Abandoned Well #3 (fut. PCE cleanup site)
04304520	107	S	SACRAMENTO	ST	0.00	Electric Vault
04304703	112	S	SACRAMENTO	ST	0.01	Electric Vault ??
04304705	6	E	OAK	ST	0.18	Lodi Station (por.)
04304707	8	E	OAK	ST	0.21	Lodi Station (por.)
04307201	100	E	PINE	ST	0.31	Old Shanghai (Adopt-A-Child lease)
04308204	22	E	LOCUST	ST	0.79	Vacant (acquired for Indoor Sports Facility)
04308407	111	N	STOCKTON	ST	0.62	Park & Recreation Annex
04308408	122	N	MAIN	ST	0.02	Park & Recreation Corp Yard, Water Tank
04308410	122	N	MAIN	ST	0.00	Park & Recreation Corp Yard, Water Tank
04308411	125	N	STOCKTON	ST	1.22	Park & Recreation Office
04308601	208	E	LOCUST	ST	2.64	Hale Park
04320228	543	E	LOCUST	ST	0.39	Killelea Substation
04323006	705	E	LODI	AV	1.01	Fire Station 2, Well 1
04530033	1330	S	SACRAMENTO	ST	0.01	Industrial Wastewater Lift Station
04531001	2	E	LODI	AV	0.62	Maple Street Square (leased to AA group)
04710001	1050	S	STOCKTON	ST	8.96	Blakely Park, Well 6
04902014	824	E	TURNER	RD	0.35	Well 11
04904038	77	S	CLUFF	AV	0.14	Cluff SD Pump Station
04912031	6013	E	ST RT 12	HY	0.04	Abandoned Well #11
04913002	18021	N	KENNISON	LN	0.16	Abandoned Well #10
04913047	17700	N	GUILD	AV	0.08	Abandoned Well #10R
04918028	515	N	CLUFF	AV	0.05	Sewer Lift Station
04925013	1215	E	THURMAN	ST	8.10	Reid Industrial Substation
04925061	500	S	GUILD	AV	9.09	Future EUD/Animal Shelter Yard
04925083	930	S	BECKMAN	RD	28.33	Pixley Park, C-Basin
05512003	12001	N	THORNTON	RD	158.57	Wastewater Treatment Plant (por.)
05512008	11889	N	THORNTON	RD	12.64	Wastewater Treatment Plant (por.)
05512011	0	N	THORNTON	RD	235.73	Wastewater Treatment Plant (por.)
05513004	12299	N	THORNTON	RD	65.65	Wastewater Treatment Plant (por.)
05513013	12351	N	THORNTON	RD	58.88	Wastewater Treatment Plant (por.)
05513016	0				160.00	Wastewater Treatment Plant (por.)
05515014	12919	N	THORNTON	RD	2.00	Wastewater Treatment Plant (vacant por.)
05515015	12849	N	THORNTON	RD	10.30	Wastewater Treatment Plant (por.)
05515017	12905	N	THORNTON	RD	6.20	Wastewater Treatment Plant (vacant por.)
05515029	0				225.35	Wastewater Treatment Plant (por.)
05519001	11839	N	THORNTON	RD	99.15	Wastewater Treatment Plant (por.)
05803010	2800	W	KETTLEMAN	LN	4.10	Future Elec. Substation, Well
05810020	1520	E	HARNEY	LN	0.30	Sewer Lift Station
05816053	2126	W	KETTLEMAN	LN	0.07	Well 20 (por.)
05816088	2126	W	KETTLEMAN	LN	0.05	Well 20 (por.)
05823023	0				1.98	DeBenedetti Park, G-Basin, Fut. Well
05823024	2350	S	LOWER SAC	RD	45.96	DeBenedetti Park, G-Basin, Fut. Well
05851061	1811		LEXINGTON	DR	2.66	Neighborhood Park (Century Meadows)
06010006	1426	W	CENTURY	BL	16.63	Beckman Park, Fire Sta. 3, A-2 Basin, Well 16
06012307	2238	W	NEWBURY	CI	0.04	Pedestrian Walkway
06013049	2184		NEWBURY	CI	3.69	Century Park
06021011	1105	W	BRADFORD	CI	0.05	Pedestrian Walkway
06022025	1012	W	WIMBLEDON	DR	0.05	Pedestrian Walkway

City Owned Parcels

APN	Num.	Dir	Street	Str.	Acres	Actual City Use
06024002	601	E	HARNEY	LN	0.07	Well 19
06202041	1420	S	HUTCHINS	ST	0.01	Well 12
06206001	1408	S	STOCKTON	ST	0.09	Well 8
06215031	334	W	LAMBERT	CT	0.01	Landscape Strip
06215032	335	W	LAMBERT	CT	0.01	Landscape Strip
06222016	200	W	CENTURY	BL	0.11	Well 18
06228002	2101	S	STOCKTON	ST	21.00	Salas Park, D-Basin
06229019	2001	S	CHEROKEE	LN	0.29	Well 22
06229036	275		CULBERTSON	DR	1.13	Neighborhood Park
06241027	2459		MAGGIO	CI	0.09	Well 23
06264034	2449		SAN MARTINO	WY	0.76	Harney/99 widening R/W
119	Parcels				1,422	Acres



CITY OF LODI

PUBLIC WORKS DEPARTMENT

Under Utilized City Parcels

